

Portola Center Project Subsequent Environmental Impact Report

Environmental Scoping Meeting
July 10, 2012



Meeting Outline

- Overview of the Proposed Project
- Purpose of the Scoping Meeting
- Environmental Review Process
- Topics to be Addressed in the Environmental Impact Report
- Public Input

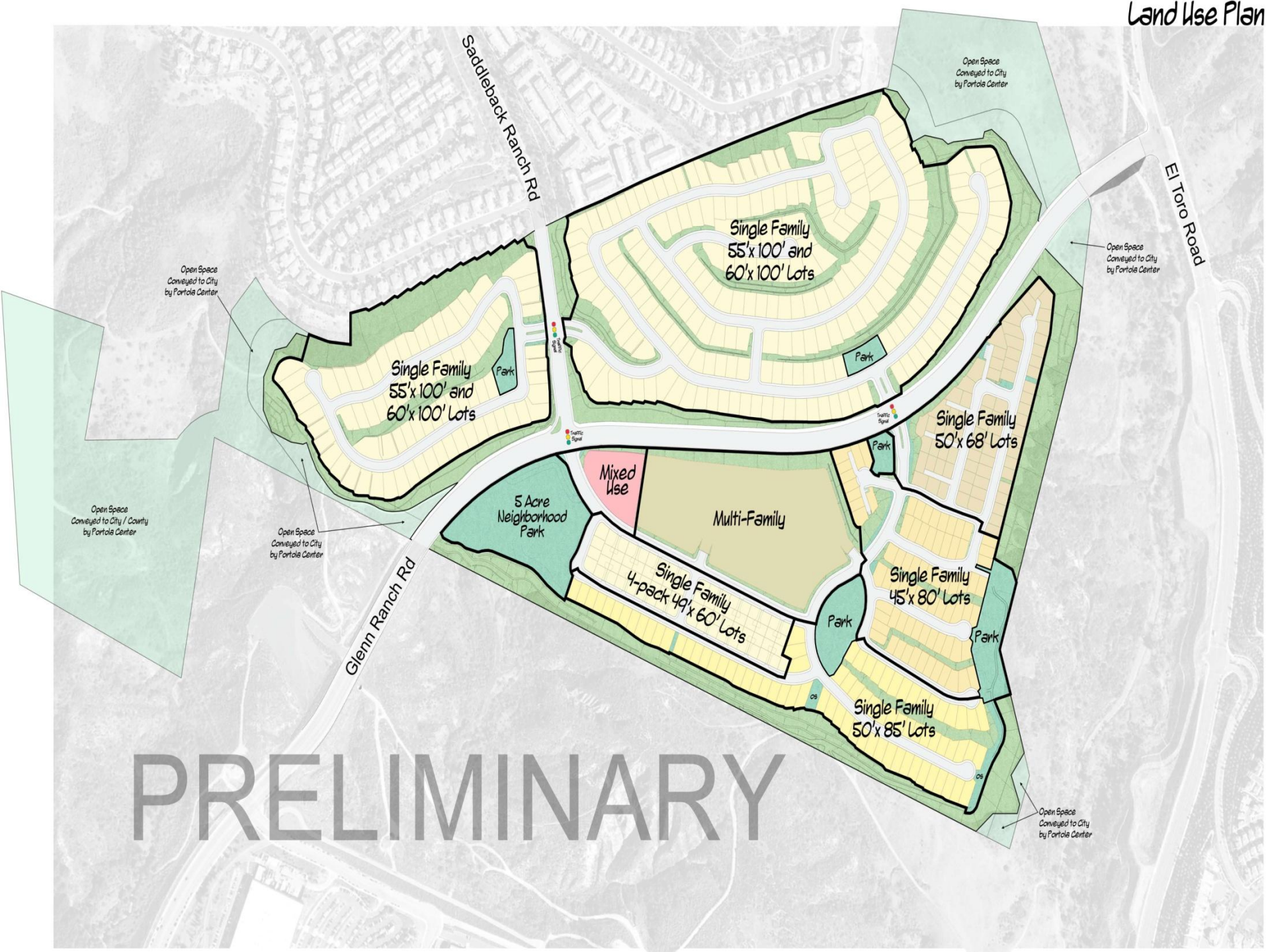
Project Location

- 195 acre site
- Intersection of Glenn Ranch Road/Saddleback Ranch Road



Project Overview

- Residential
 - 904 to 930 dwelling units
 - Single family detached and multi-family
- Commercial uses
 - Up to 10,000 square feet in a mixed-use configuration
- 10-20 acres parkland which includes:
 - Minimum 5-acre neighborhood park
 - Optional 8-acre sports park
 - Pedestrian parks dispersed throughout the site



PRELIMINARY

Purpose of CEQA

- To disclose information about potentially significant environmental effects of a project;
- To identify ways to avoid or mitigate significant environmental impacts.
- To enhance public participation in the planning process; and
- To foster interagency coordination in the review of projects.

Purpose of the Scoping Meeting

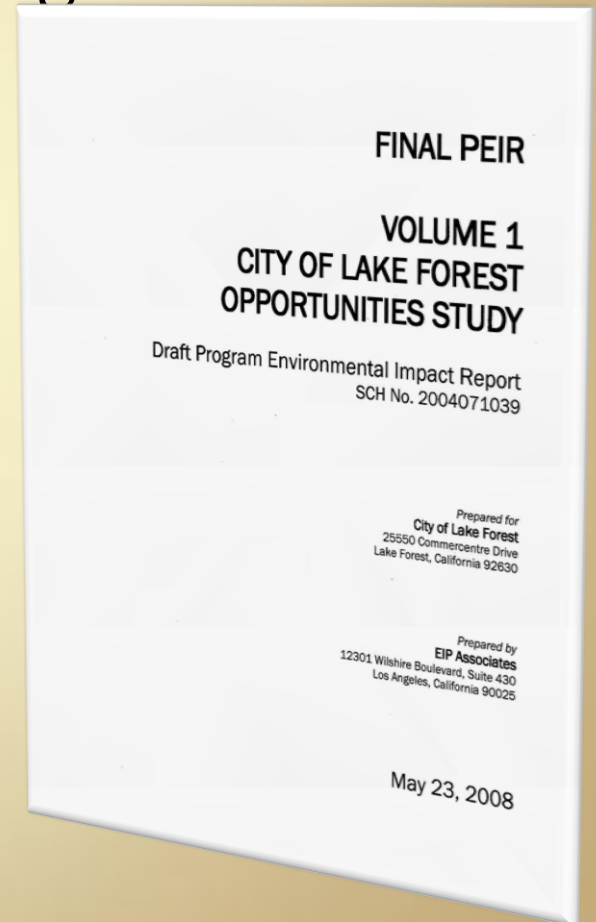
- Inform the Public of the Proposed Project and the City's Intent to Prepare an EIR;
- Present an Overview of the Environmental Review Process;
- Review Topics Requiring Further Study in the EIR; and
- Receive Public Comments Regarding Environmental Topics and Issues of Concern.

Overview of the CEQA Process

- The Initial Study/Notice of Preparation begins the CEQA Process
 - 30-Day Public Review Period (June 15, 2012 – July 16, 2012)
- Prepare and Publish the Draft EIR
 - 45 day public review period
 - Respond to Comments
- Present the Final EIR to the Planning Commission and City Council

Previous CEQA Documentation

- Environmental Analysis is Tiered off of the Opportunities Study Area (OSA) Program EIR
 - Addressed several properties in Lake Forest;
 - Land use changes from Business Park, Commercial & Open Space to Residential, Mixed Use, Public Facilities, and Open Space;
 - OSA PEIR approved by the City Council in July 2008;
 - Program EIR covers many actions, or long-range plans characterized as one project.
 - Subsequent EIR addresses subsequent project activities in light of a previously certified EIR (OSA Program EIR)



Topics Requiring Further Analysis

- Traffic and Circulation
 - Site Access
 - Local Roadways
 - Level of Service
 - Design Features



Topics Requiring Further Analysis

- Aesthetics
 - Scenic Vistas
 - Visual Character/Quality
- Air Quality
 - Short- and Long-Term Emissions
 - Consistency with SCAQMD Policies



Topics Requiring Further Analysis

- Cultural Resources
 - Archaeological Resources
 - Paleontological Resources
- Geology and Soils
 - Geologic Conditions
 - Soil Stability
 - Seismicity
- Greenhouse Gas Emissions
 - Direct and Indirect GHG Emissions

Topics Requiring Further Analysis

- Hydrology/Water Quality
 - On- and Off-Site Drainage
 - Water Quality
- Noise
 - Construction and Operational Effects
 - Effects to Nearby Residents



Topics Requiring Further Analysis

- Cumulative Effects
 - Other Related Development Projects
- Alternatives
 - A range of Alternative in Accordance with the Requirements of CEQA

Initial Study Results

- No Environmental Impact/Mitigated to Less Than Significant by the OSA PEIR
 - Agriculture and Forestry Resources;
 - Biological Resources;
 - Hazards and Hazardous Materials;
 - Land Use and Planning;
 - Mineral Resources;
 - Population and Housing;
 - Public Services;
 - Recreation; and
 - Utilities and Service Systems.



Next Steps



Public Comments

Written Comments on the Initial
Study/Notice of Preparation are Due by:
July 16, 2012

Comments Submitted to:

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